



*In the **Center** of Everything*

# GREEN VALLEY OFFICE PARK

Greensboro, NC 27408

**DEEP RIVER**  
PARTNERS

 **CUSHMAN &  
WAKEFIELD**



# Green Valley Office Park is the Triad's premier office location.

Located just west of Downtown Greensboro, within minutes of the airport, and situated within blocks of ample restaurants, hotels, banks, retail services and residential communities, Green Valley Office Park truly *is in the center of everything.*

As a result of the convenient location, our tenants benefit from stand-out accessibility and Class A building amenities. Tenants of the park include corporate headquarters, banking institutions, professional services and physician offices.





## *Property Highlights*

- 7 Class A office buildings, providing flexibility for companies of all sizes
- Corporate office park setting with lake view, green space and abundant parking
- Immediately adjacent to Friendly Center, a 1.2 million square foot open-air mall
- Easy access to Wendover Avenue, Friendly Avenue, Benjamin Parkway and Battleground Avenue
- Located within five minutes from the Central Business District and Piedmont Triad International Airport

600

620

629

701

802

806

804



# *Green Valley Office Park*



**600 GREEN VALLEY ROAD**

**Total Size:** 32,478 SF  
**Year Built:** 1972  
**Elevators:** One (1)  
**Parking:** 4.0 per 1,000 SF



**620 GREEN VALLEY ROAD**

**Total Size:** 43,088 SF  
**Year Built:** 1985; Renov. 2017  
**Elevators:** One (1)  
**Parking:** 4.3 per 1,000 SF



**629 GREEN VALLEY ROAD**

**Total Size:** 49,327 SF  
**Year Built:** 1988; Renov. 2017  
**Elevators:** Two (2)  
**Parking:** 4.0 per 1,000 SF



**701 GREEN VALLEY ROAD**

**Total Size:** 88,107 SF  
**Year Built:** 1996; Renov. 2019  
**Elevators:** Two (2)  
**Parking:** 4.0 per 1,000 SF



**802 GREEN VALLEY ROAD**

**Total Size:** 52,000 SF  
**Year Built:** 1990  
**Elevators:** Two (2)  
**Parking:** 4.2 per 1,000 SF



**804 GREEN VALLEY ROAD**

**Total Size:** 75,000 SF  
**Year Built:** 2001; Renov. 2013  
**Elevators:** Two (2)  
**Parking:** 4.0 per 1,000 SF



**806 GREEN VALLEY ROAD**

**Total Size:** 52,493 SF  
**Year Built:** 1990; Renov. 2015  
**Elevators:** Two (2)  
**Parking:** 4.3 per 1,000 SF



WITHIN A 10-MINUTE DRIVE TIME:



**347**

Dining / Bar / Pub



**23**

Hotels / Lodging



**1,063**

Retail / Trade

WITHIN A 1-MILE RADIUS:



**19,579**

Total Daytime Population



**1,060**

Establishments

# Prime Location

Easy Access to Area Amenities





## RESTAURANTS

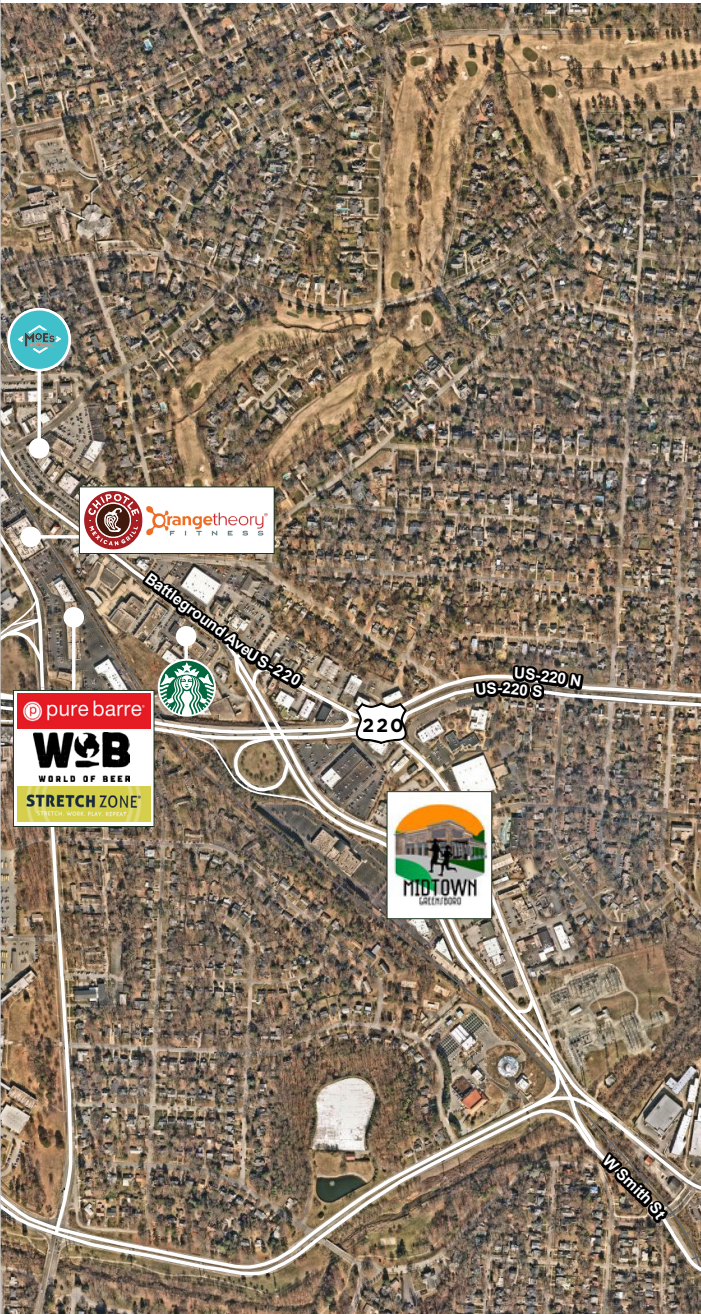
- a. Green Valley Grill
- b. Ruth's Chris Steakhouse
- c. Print Works Bistro
- d. Bravo Italian Kitchen
- e. Fleming's Steakhouse
- f. PF Changs
- g. CAVA
- h. Five Guys
- i. The Cheesecake Factory
- j. Hops Burger Bar
- k. Mac's Speed Shop
- l. World of Beer
- m. CoreLife Eatery
- n. Moe's Southwest Grill
- o. Chipotle Mexican Grill
- p. Chik-fil-A
- q. QDOBA Mexican Eats
- r. Starbucks
- s. Caribou Coffee

## RETAIL

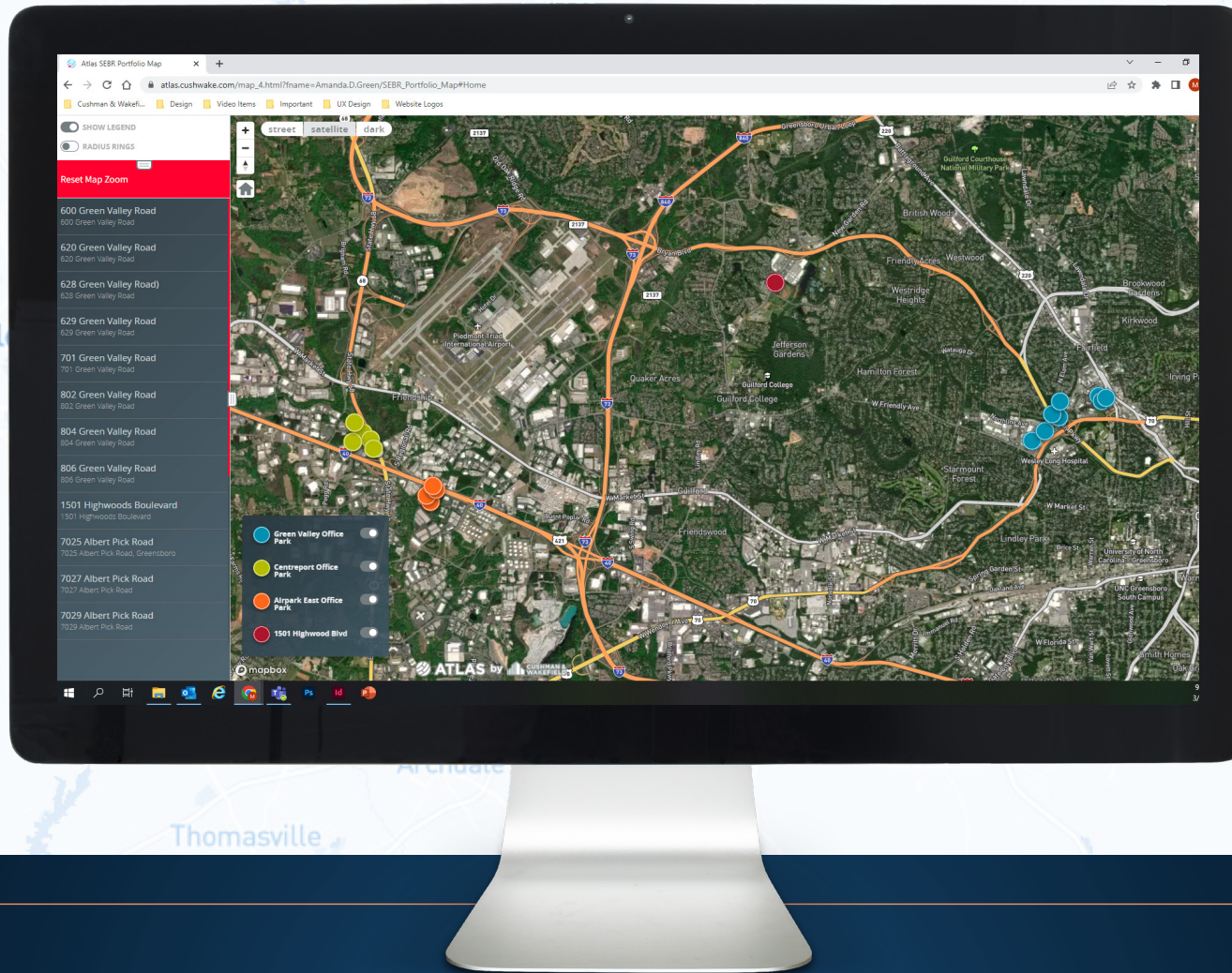
- a. Macy's
- b. Belk
- c. REI
- d. Barnes & Noble
- e. DSW
- f. Ulta Beauty
- g. Athleta
- h. Old Navy
- i. Lululemon
- j. Brooks Brothers
- k. White House Black Market
- l. Madewell
- m. Express
- n. Anthropologie
- o. Aerie
- p. Apple
- q. Altar'd State

## HOTELS

- a. O. Henry Hotel
- b. Proximity Hotel
- c. Hotel Denim
- d. Marriott Greensboro Downtown
- e. Hyatt Place Greensboro/Downtown



## CLICK BELOW FOR THE INTERACTIVE ATLAS MAP



For more information, please contact:

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